

Alta Marlborough

283-325 Lincoln Street, Marlborough, MA



City Council – Special Permit

- Wood Partners Overview
- Project Team
- Site Aerials
- Proposed Project Overview
- Case Study
- Fiscal Impact



Wood Partners is a fully integrated real estate company focused solely on the development of luxury apartment communities. We fulfill the roles of developer, general contractor and property manager on the majority of our development projects. Wood Partners is consistently ranked as a top 5 multifamily housing developer, for number of starts, by Multifamily Executive magazine, including the #3 ranking in 2020.

National Infrastructure: Wood Partners has the advantage of a national platform with over 680 professionals located in 20 offices nationwide.

- In its history, Wood partners has developed over 70,000 units at a value of over \$11.6B nationwide.
- In 2020 Wood Partners started 5,178 units with a total capitalization of nearly \$1.1B despite the pandemic.
- In 2021, Wood Partners projects to start construction on 6,254 units, with a completed capitalization of nearly \$1.5B.

Local Expertise and Experience: The Boston/MA office opened in 2008 and has completed construction on fourteen successful communities with two currently under construction. This represents over 3,300 units of housing in Massachusetts.

Wood Partners' Boston office development portfolio includes:

- [Alta on the Row, Worcester, MA \(Under Construction\) – 370 units](#)
- [Alta Oxbow, Wayland, MA \(Under Construction\) – 218 units](#)
- [Alta Revolution, Somerville, MA \(Under Construction\) – 329 units](#)
- Alta Clara at the Fells, Stoneham, MA (2020) – 261 units
- Alta Union House, Framingham, MA (2019) – 196 units
- Alta Easterly, Walpole, MA (2018) – 157 units
- The Westerly at Forge Park, Franklin, MA (2017) – 280 units
- The Slate at Andover, Andover, MA (2016) – 224 units
- 37 Washington, Melrose, MA (2016) – 88 units
- 2 Washington, Melrose, MA (2015) – 94 units plus ground-floor retail
- Zinc, Cambridge, MA (2015) – 392 units plus ground-floor retail
- Everly, Wakefield, MA (2014) – 186 units
- Alta at The Estate, Watertown, MA (2014) – 155 units
- Alta Legacy Farms, Hopkinton, MA (2014) – 240 units
- Alta Stone Place, Melrose, MA (2013 & 2014) – 212 units
- Alta Brigham Square, Arlington, MA (2012) – 116 units plus retail
- Alta at Indian Woods, Stoughton, MA (2011) – 154 units



Applicant/Developer

Alta Marlborough, LLC (Wood Partners)
91 Hartwell Avenue
Lexington, MA 02421

**Architect**

The Architectural Team, Inc.
50 Commandant's Way at Admiral's Hill
Chelsea, MA 02150

**Civil Engineer**

Allen & Major Associates, Inc.
10 Main Street
Lakeville, MA 02347

**Traffic Engineer**

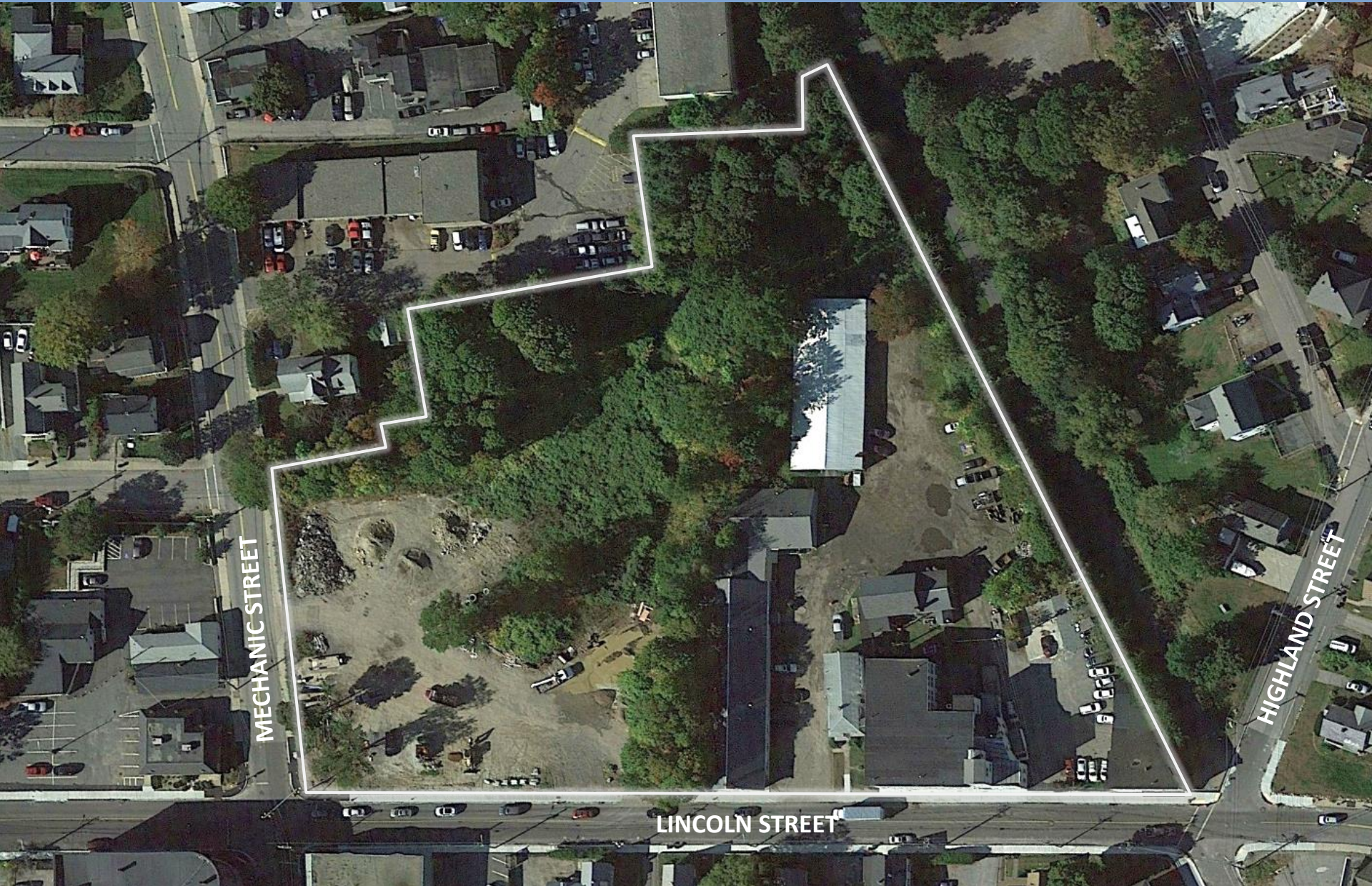
Vanasse & Associates Inc.
35 New England Bus Center Dr
Andover, MA 01810

**Legal Counsel**

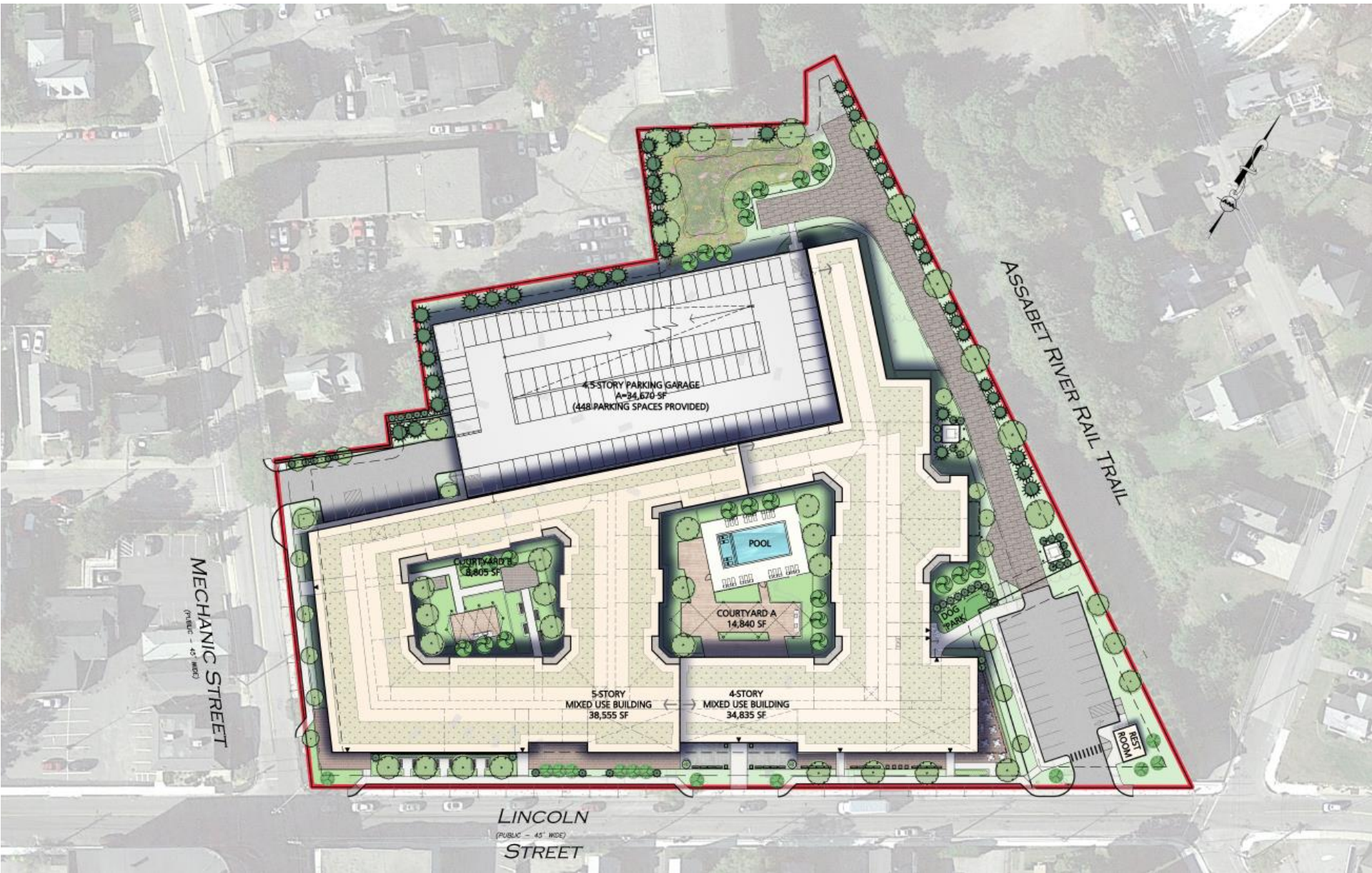
Mirick O'Connell
100 Front Street
Worcester, MA



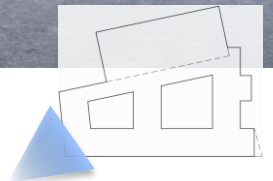




Proposed Site Plan



Rendering – Lincoln Street – View 1



Rendering – Lincoln Street – View 2



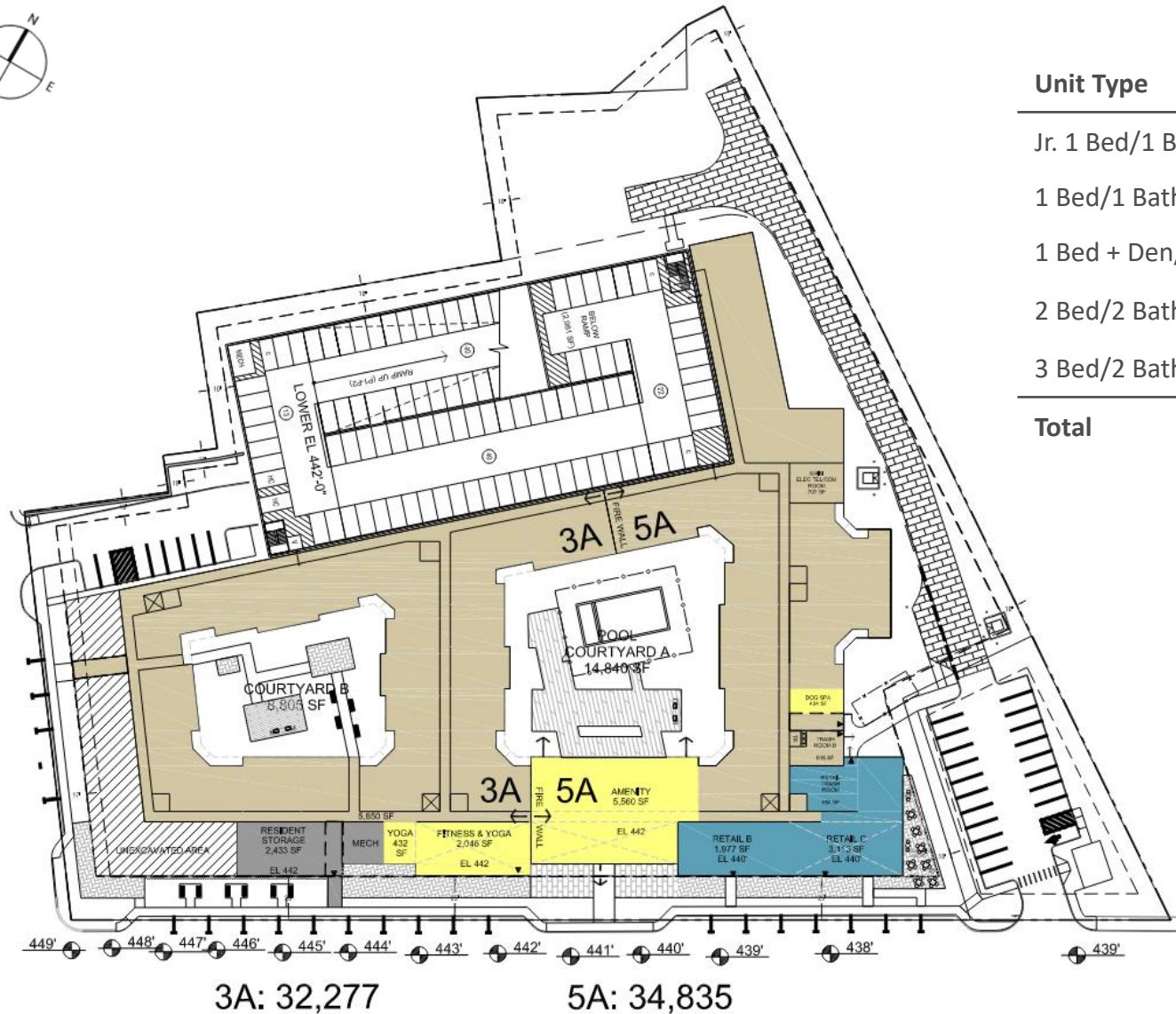
Rendering – Rail Trail – View 3



Rendering – Rail Trail – View 4



Proposed Site Plan – Architectural



UNIT MIX

Unit Type	Qty.	Avg. SF
Jr. 1 Bed/1 Bath	27	616
1 Bed/1 Bath	98	745
1 Bed + Den/1 Bath	36	840
2 Bed/2 Bath	105	1,090
3 Bed/2 Bath	10	1,400
Total	276	900

PARKING

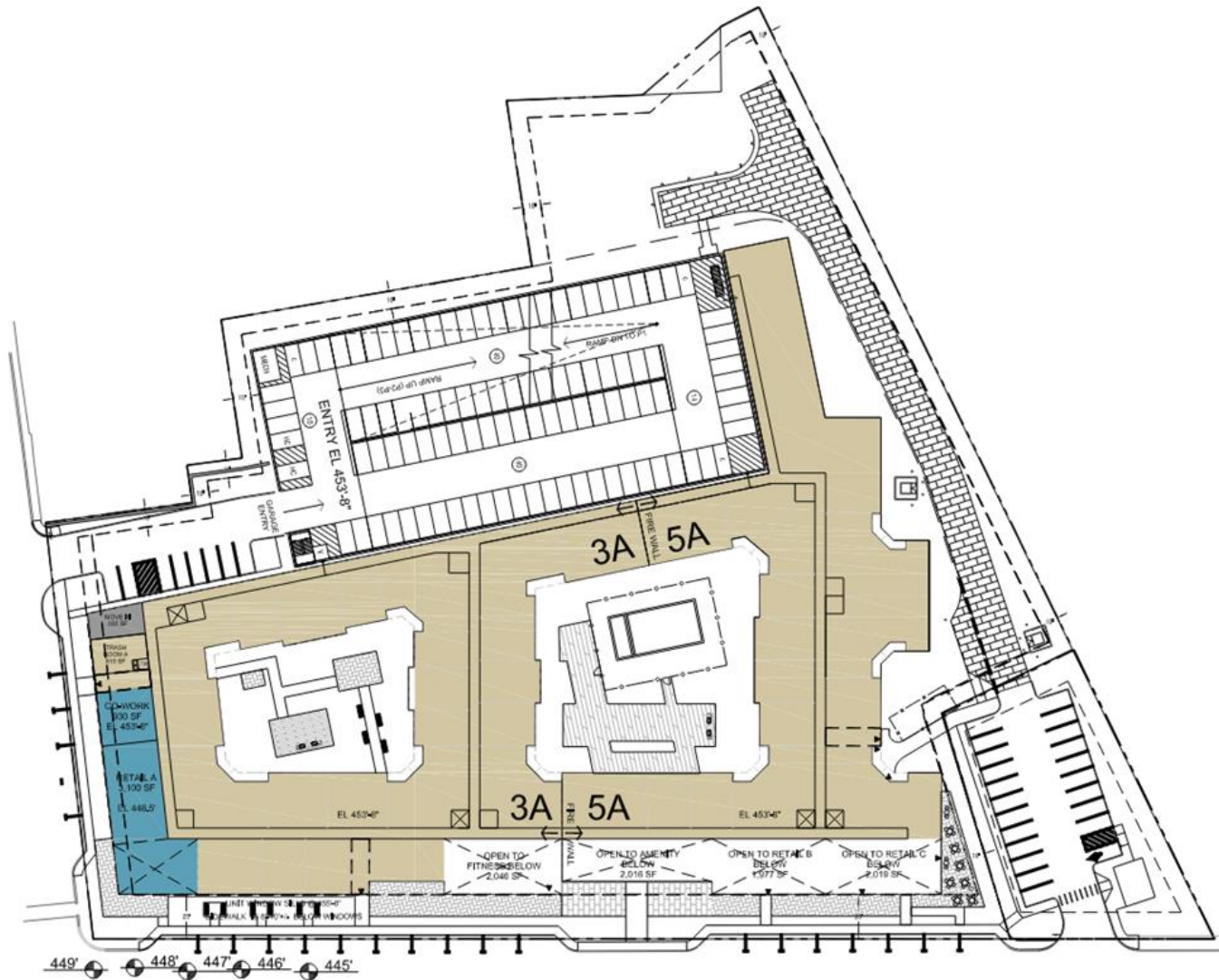
Project Parking

Garage Spaces	448
Surface Spaces	8
Total	456

Non-Project Parking

Parallel Spaces	25
Rail Trail Spaces	22
Total	47

Proposed Second Floor Plan

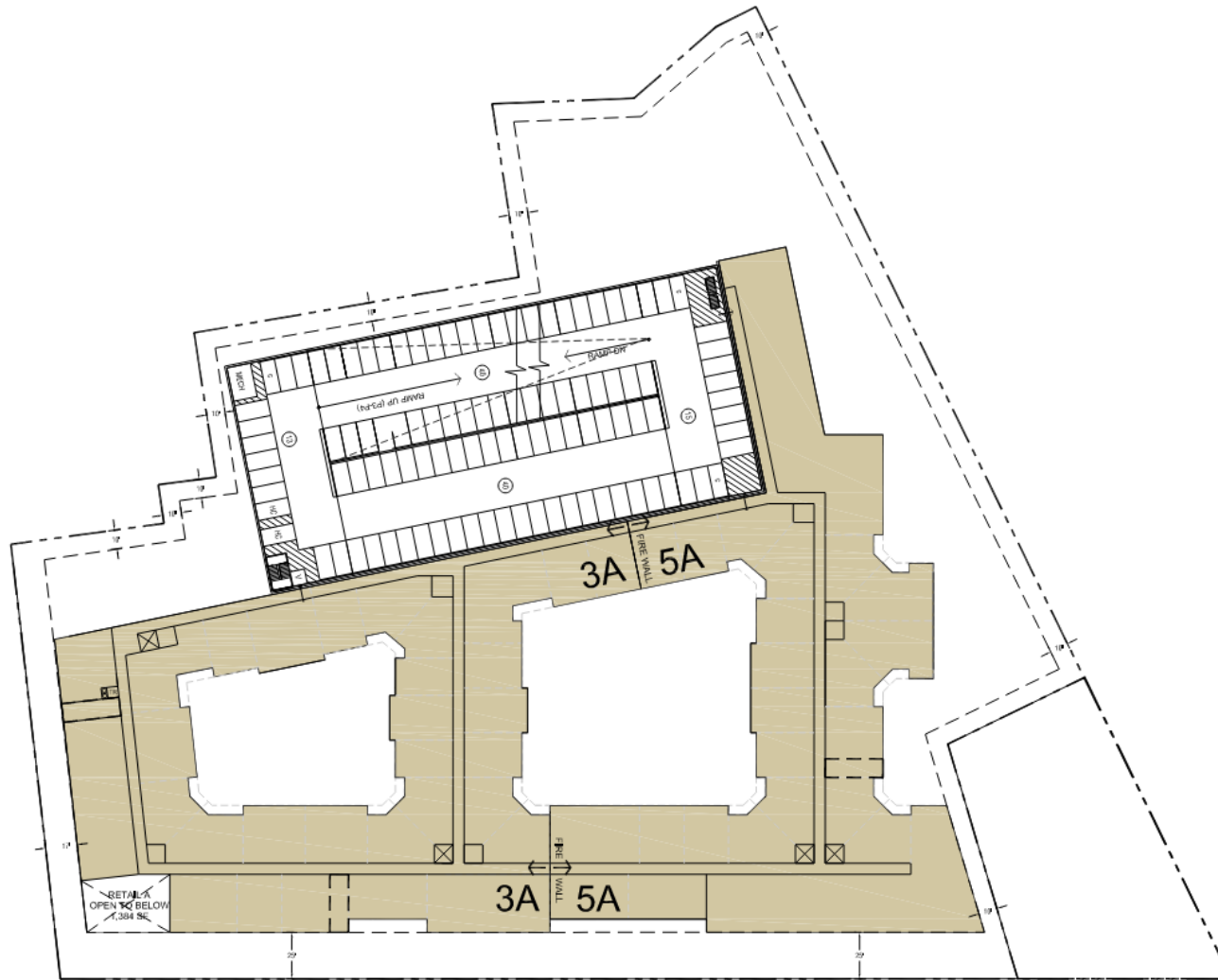


3A: 38,551

5A: 34,710



Proposed Third Floor Plan

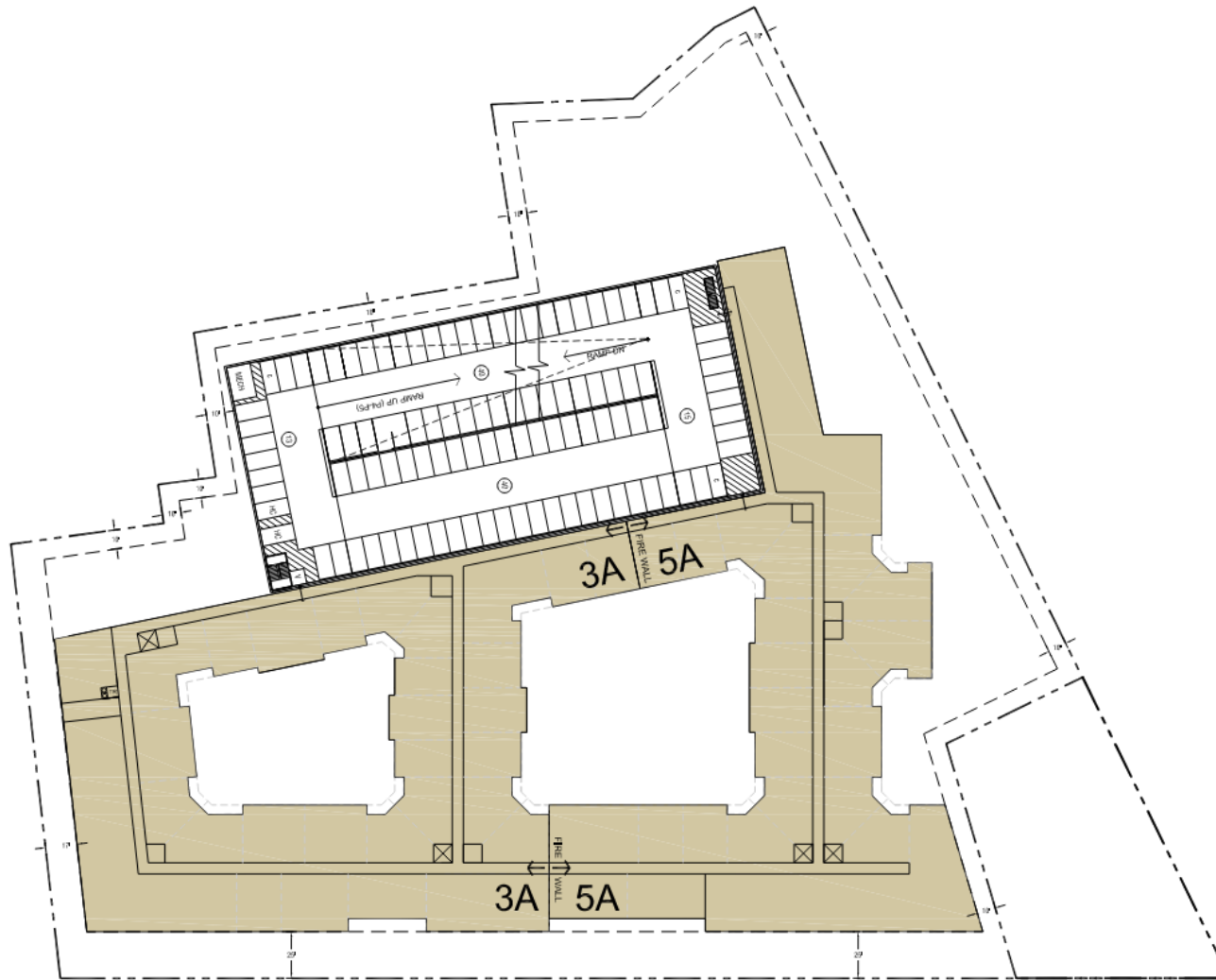


3A: 38,551

5A: 35,401



Proposed Fourth Floor Plan

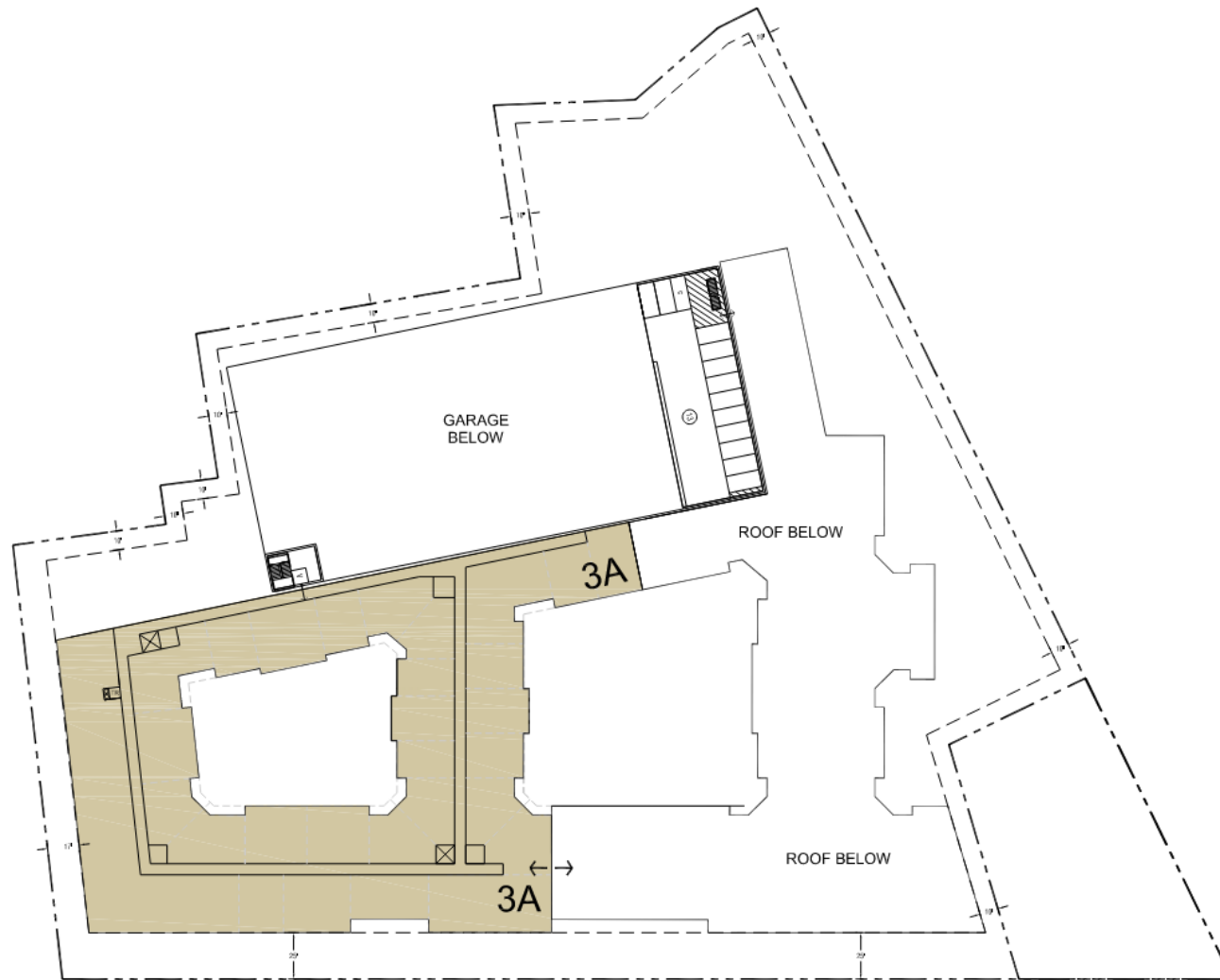


3A: 38,551

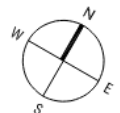
5A: 35,401



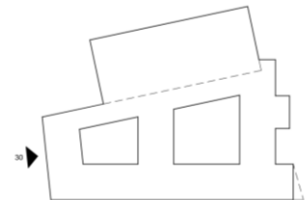
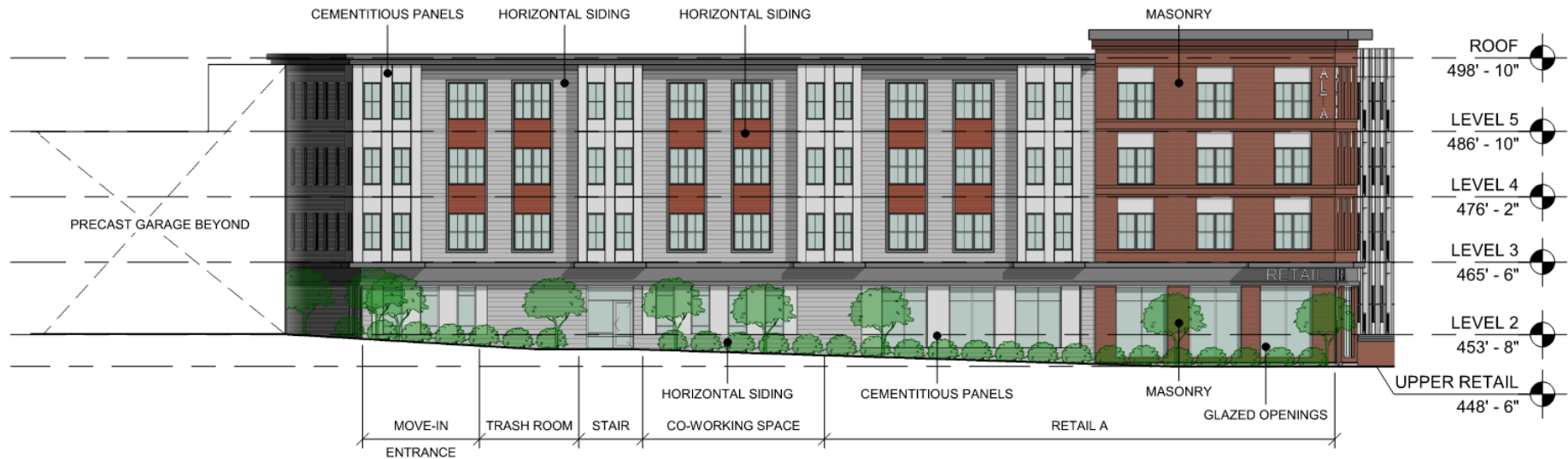
Proposed Fifth Floor Plan



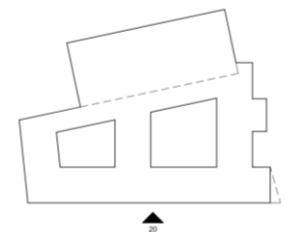
3A: 38,551



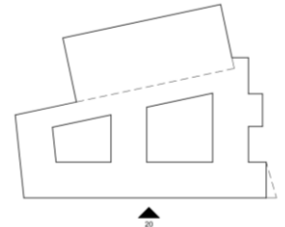
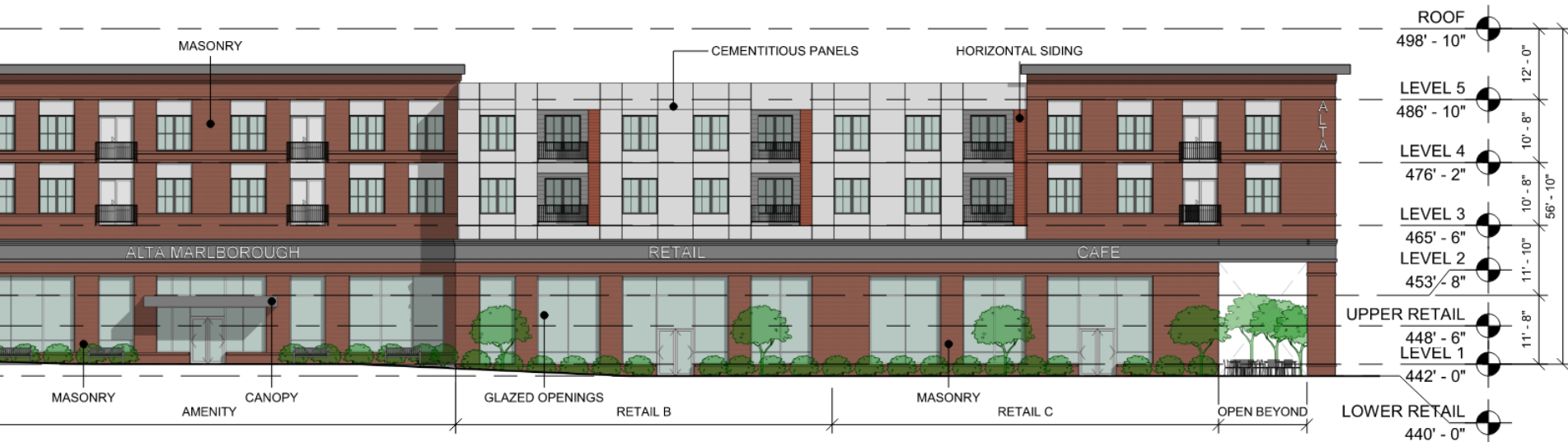
Proposed Elevations – Mechanic Street



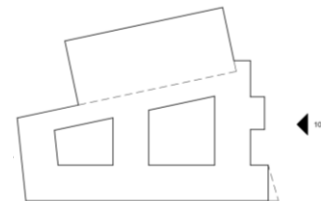
Proposed Elevations – Lincoln Street – A



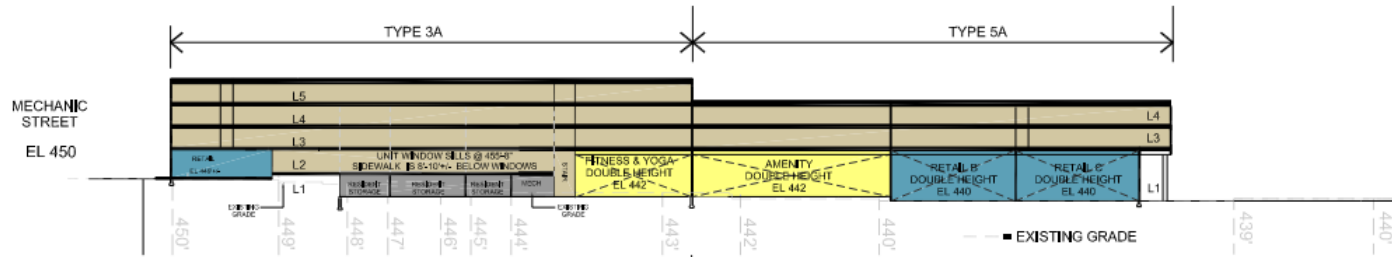
Proposed Elevations – Lincoln Street – B



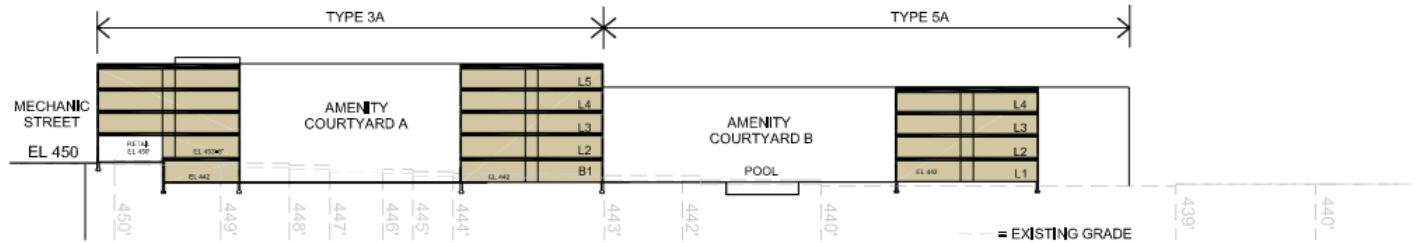
Proposed Elevations – Rail Trail



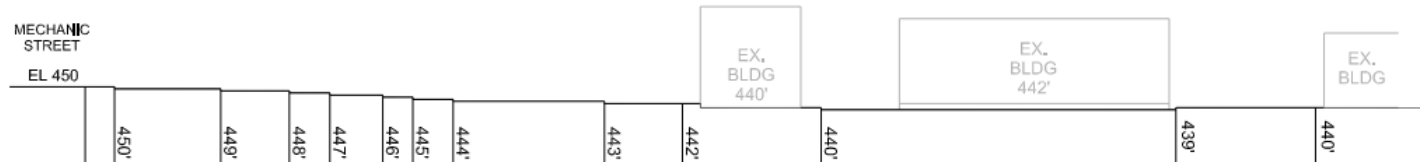
Proposed Sections



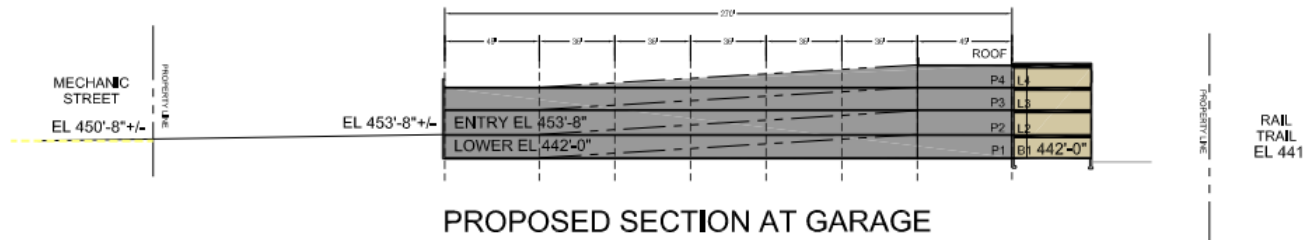
A-A PROPOSED SECTION AT LINCOLN STREET @ RETAIL/AMENITY



B-B PROPOSED SECTION AT COURTYARDS

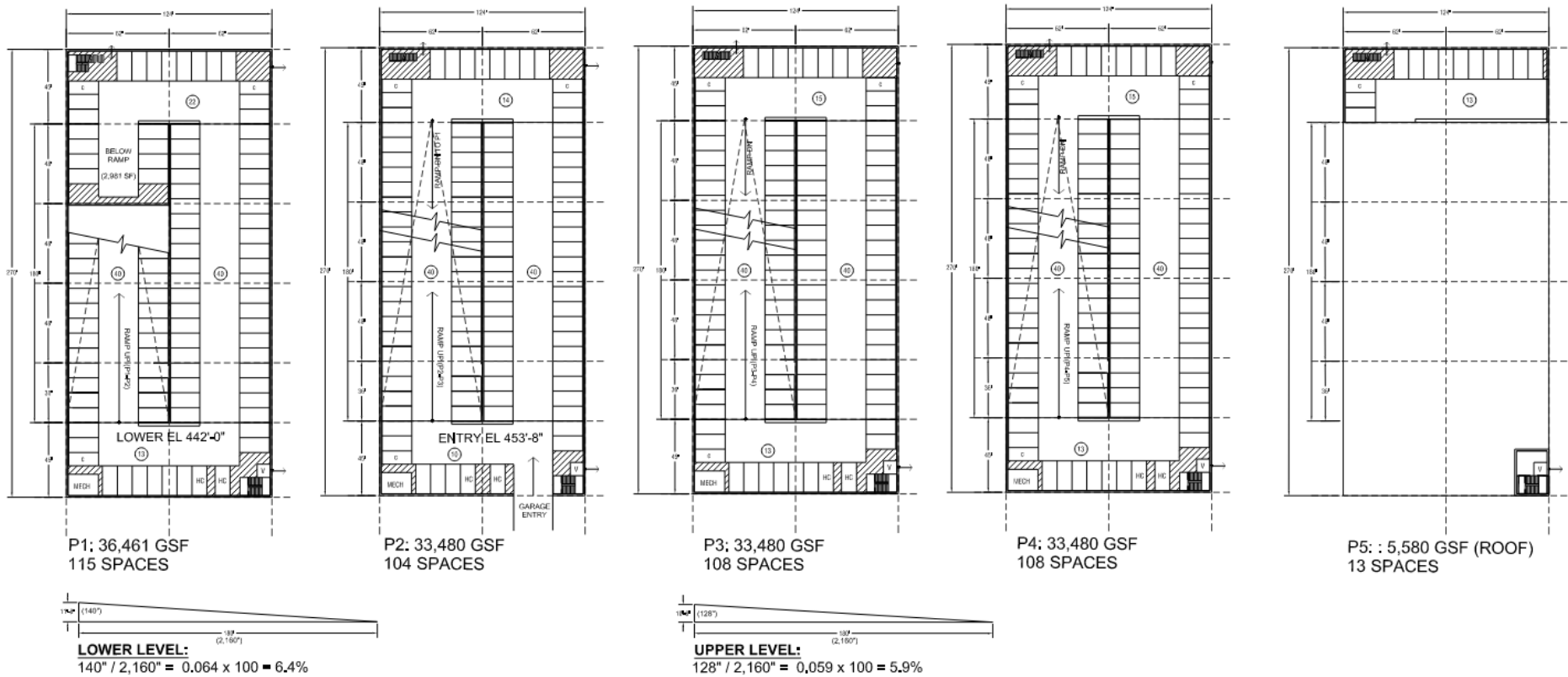


EXISTING SECTION AT LINCOLN STREET



PROPOSED SECTION AT GARAGE

Proposed Plan – Parking Structure



TOTAL GARAGE PARKING = 448 SPACES

Case Study – Alta Union House

LOCATION

Downtown
Framingham, MA

STATUS

Stabilized

UNITS

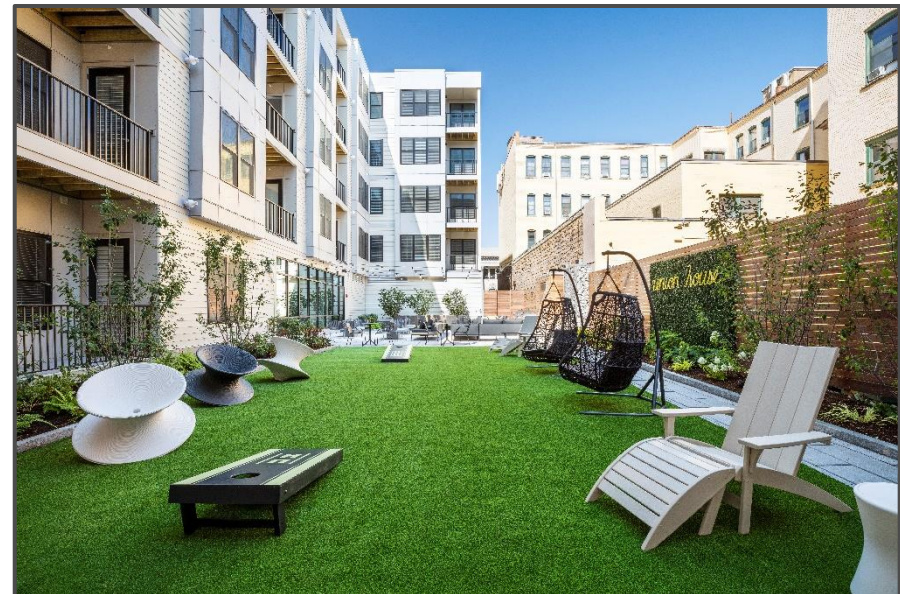
196

TYPE

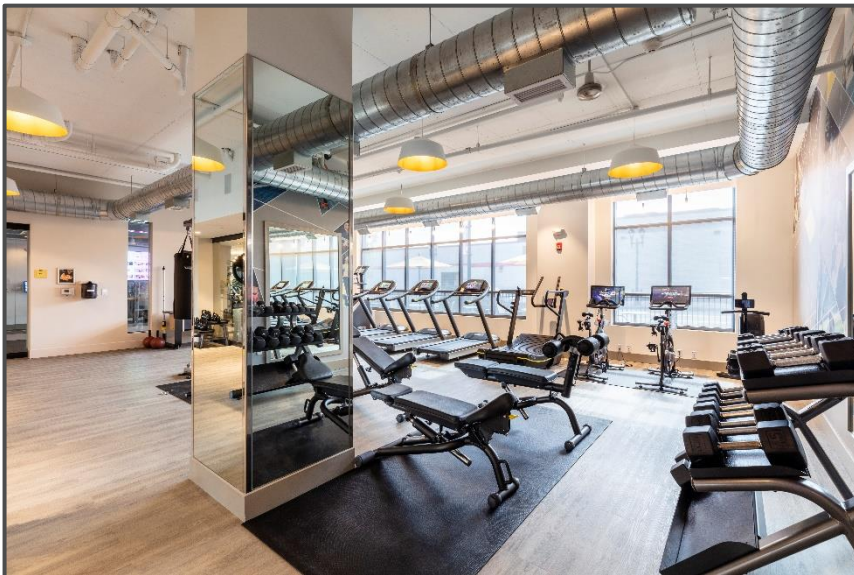
5-story wood-frame
with parking garage

YR BUILT

2019



Case Study – Alta Union House



Est. Annual Tax Revenue from the Project - \$1,061,156

Current Tax Revenue - \$38,730

- *Increase in property tax payments by 2,393%*
- Five of the properties are municipally owned and generate no tax revenue

Est. Net Annual Positive Fiscal Impact – (+) \$738,316



Thank You

